Welcome to my post! I’ve created a project through a database I found on Kaggle.com and I thought it would be interesting to analyse and see what I can form out of it. This data is about real estate and house price trends in Bangladesh.   
  
<https://www.kaggle.com/datasets/durjoychandrapaul/house-price-bangladesh/data> (Here is a link in case anyone wants to have a go)

**Questions:**

After looking through the excel spreadsheet I created a few questions I wanted to answer through my analysis:

1. Which city has the highest total property price, and what might this indicate about the real estate market in that city?
2. How does the average price per number of bedrooms vary, and what could be the reason for any observed trends?
3. What is the most common type of property, and why might it dominate the market?
4. Which city has the most properties listed, and what factors could contribute to this?
5. How does the distribution of property types impact the overall real estate market?

**Process:**

1. I downloaded, extracted and imported the data onto Excel.
2. I noticed there were a few values missing, incorrect titles, wrong data, unnecessary data and not formatted correctly. I started data cleaning, ensuring correct spelling, correct formatting of currency and strings, removed unnecessary data or modified it, created new columns such a “Type of Property” and “Price (£)”.
3. Then, I imported the data into Power Bi, transformed the data even more by making sure the data is formatted correctly, e.g having the city names start with an upper case.
4. I created clustered column charts, tree map, donut chart/pie chart, cards, line charts etc. to provide the data in the easiest way to understand visually. I ensured I used the right type of visual to show data.
5. Moreover, I used DAX formulas to calculate some metrics such as “City with the Most Property”.
6. Through this new dashboard, I was able to bring insights and answer the questions I left myself with earlier.

**Insights and Answers:**

1. Which city has the highest total property price, and what might this indicate about the real estate market in that city?

Dhaka has the highest total property price at 165M, followed by Chattogram at 122M. This indicates that Dhaka is the most valuable real estate market among the cities listed, likely due to its status as the capital city and a central area for economic activities. The high total price suggests a high demand for property, which could be due to high population, economic opportunities, and infrastructure development.

1. How does the average price per number of bedrooms vary, and what could be the reason for any observed trends?

The average price per number of bedrooms shows a general increase as the number of bedrooms increases, with a sharp peak approximately around 30 bedrooms. This trend suggests that larger properties, which may include luxury homes or commercial spaces like hotels, command significantly higher prices. The spike at 30 bedrooms likely shows how much customers are willing to pay for premium services and quality at what is most likely, luxury hotels.

1. What is the most common type of property, and why might it dominate the market?

Flats are the most common type of property, making up 38.79% of the market, followed by Apartments at 31.89%. This dominance is likely due to the migration to major cities such as Dhaka. Considering it can be very populated, to accommodate people and families, flats and apartments tend to be more affordable, they can fit multiple families and take up the less space compared to traditional houses.

1. Which city has the most properties listed, and what factors could contribute to this?

Dhaka has the most properties listed, with a total of 1649. Factors contributing to this include the city's large population, high demand for residential and commercial properties, and extensive urban development. As the capital city, Dhaka attracts a range of property buyers, from individuals to businesses, which further increasing the number of properties available.

1. How does the distribution of property types impact the overall real estate market?

The distribution of property types, with flats and apartments dominating the market, suggests that the real estate market is primarily focused on accommodating city life populations. The relatively smaller percentages of other property types like plots, commercial properties, and houses indicate that the market is skewed towards a place of dense living arrangements, which could be due to land scarcity and the high cost of land in urban areas.